

BOARD OF ADJUSTMENTS AND APPEALS MEETING

Monday, August 30, 2021 at 5:30 pm

Location

CITY COUNCIL CHAMBER, 18649 FM 1431, SUITE 4A, JONESTOWN, TEXAS

Board Members

Chair Robert L. Rogers (Place 2), Vice Chair Henry Mayes (Place 4), Sara Jane Cantwell (Place 1), Jim Etherton (Place 3), Paul Dertien (Place 5), Jona TenEyck (Alternate), Kara Trissel (Alternate)

AGENDA

ITEMS OPENING MEETING:

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES**

GENERAL BUSINESS:

OLD BUSINESS:

- 4. Request for a variance at 11006 West Lake Terrace**
 - a. Consider, discuss, and take any action necessary on a request for a variance from the Jonestown Code of Ordinances, Chapter 14 Zoning, Sec. 14.02.061 (h) (1) and (3), by Don and Gina Byers for width and slope of a driveway located at 11006 West Lake Terrace (Lot 469A Jonestown Hills Amended Plat of Lots 469 and 471), Jonestown, TX. (public hearing held on July 26, 2021, and action postponed to this meeting)**

NEW BUSINESS

- 5. Request regarding property at 18304 East Lake Terrace Drive**
 - a. PUBLIC HEARING on a request by Jon Ubelhor, Building Official, City of Jonestown to consider the evidence of the violation of Ordinance Chapter 3, Article 3.03 Substandard Building Regulations, Sec. 3.03.034**

(1-4) and Sec. 3.03.035, for ordering the repair, removal, securing, vacation, and/or demolition of the building or structures located at 18304 East Lake Terrace Drive, Lot 361 Retirement Village No. 3, Jonestown, TX 78645, owner of record for said property being STL Renaissance Properties, LLC, 16238 N Ranch Road 620 F 342, Austin, TX, 78717.

- b. Consideration and possible action on the above request by Jon Ubelhor, Building Official, City of Jonestown to consider the evidence of the violation of Ordinance Chapter 3, Article 3.03 Substandard Building Regulations, Sec. 3.03.034 (1-4) and Sec. 3.03.035, for ordering the repair, removal, securing, vacation, and/or demolition of the building or structures located at 18304 Lake Terrace Drive, Lot 361 Retirement Village No. 3, Jonestown, TX 78645, owner of record for said property being STL Renaissance Properties, LLC, 16238 N Ranch Road 620 F 342, Austin, TX, 78717.**

6. ADJOURNMENT

**MINUTES OF THE JONESTOWN BOARD OF ADJUSTMENTS & APPEALS MEETING
HELD JULY 26, 2021, 5:30 P.M., AT THE CITY COUNCIL CHAMBER, 18649 FM 1431,
SUITE 3A, JONESTOWN, TEXAS.**

Sara Jane Cantwell (Place 1) Robert L. Rogers, Vice Chair (Place 2)	Jim Etherton, (Place 3) Henry Mayes (Place 4) Paul Dertien (Place 5)	Kara Trissel (Alternate 1) Jona TenEyck (Alternate 2)
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A. ITEMS OPENING MEETING:

1. CALL TO ORDER

CHAIRMAN

Chair Rogers called the meeting to order at 5:30 p.m.

2. ROLL CALL

SECRETARY

Present: Chair Rogers, Members Etherton, Cantwell, TenEyck, Trissell

Absent: Vice Chair Mayes, Member Dertien

Staff Present: City Administrator Jones, Development Services Director Jolly, Building Official Ubelhor, Planning Intern Lapano

3. APPROVAL OF MINUTES

June 28, 2021 meeting

A motion was made by Board Member Cantwell and seconded by Board Member Trissell to approve the minutes of the June 28, 2021 meeting. The motion passed unanimously.

B. GENERAL BUSINESS:

4. a. PUBLIC HEARING on a request for a variance from the Jonestown Code of Ordinances, Chapter 14 Zoning, Sec. 14.02.061 (h) (1) and (3), by Don and Gina Byers for width and slope of a driveway located at 11006 West Lake Terrace (Lot 469A Jonestown Hills Amended Plat of Lots 469 and 471), Jonestown, TX.

Don Byers and Gina Valenti Byers attended the public hearing to address questions regarding their driveway variance request. They have a circular driveway which is 26-ft. wide on the left entrance and 22-ft. wide on the right entrance. City ordinance requires the circular driveways to be 15-ft. wide. The applicants responded to Board member questions regarding why the driveway was not permitted and explained the wider driveway improved drainage and erosion concerns. Also, they are planning to apply for a building permit for a garage which would be accessed by the left side of the circular driveway. There being no other citizens wishing to speak, Chair Rogers closed the public hearing.

b. Consideration and possible action on the above request for a variance from the Jonestown Code of Ordinances, Chapter 14 Zoning, Sec. 14.02.061 (h) (1) and (3), by Don and Gina Byers for width and slope of a driveway located at 11006 West Lake

Terrace (Lot 469A Jonestown Hills Amended Plat of Lots 469 and 471), Jonestown, TX.

Board members discussed this request for variance and directed questions to the applicants and to City staff. Following discussion, Board member Cantwell motioned to approve the circular driveway located at 11006 West Lake Terrace constructed with the 26-ft. apron on the left side and 22-ft. apron on the right side. The motioned was seconded by Board Member Trissell. A vote was taken and Board Members Cantwell, Trissell, and Etherton voted to approve the variance request. Chair Rogers and Board Member TenEyck voted in opposition. With four votes required to approve the variance, the motion failed.

Board member Etherton suggested an alternate resolution to allow the applicants and city staff to work out a compromise to address driveway width and drainage and erosion concerns. Board member Etherton motioned to postpone the decision until the August 30, 2021 meeting of the Board of Adjustments and Appeals for a resolution to be worked out with the applicants and city staff. The motion was seconded by Board member Cantwell and passed unanimously.

5. PUBLIC HEARING on a request for a variance from the Jonestown Code of Ordinances, Chapter 14 Zoning, Sec. 14.02.061(b) Chart 4. Setbacks, Minimum and Maximum Square Footage, and Height Restrictions for Accessory Structures is requested by Lora Rand and Ednea Fernandes to allow for construction of a 1,285 sf accessory structure for property located at 17750 W Reed Park Rd, Lot 19 Blk B Grandacres, Jonestown, TX.

Applicant Lora Rand attended the public hearing along with her contractor David Rothenberg, Flint Arrow LLC Builders. Mr. Rothenberg provided construction details and aesthetics of the accessory structure including location and topography of the property. Board members questioned if the accessory structure should be attached to the primary structure, however, the building permit has already been issued and construction has begun. Ms. Rand and Mr. Rothenberg responded to board members questions regarding the hardship necessitating the oversized accessory structure and height. The accessory structure at its proposed location would not obstruct neighbor's views and would provide storage for their recreational vehicle which is currently parked in their driveway obstructing views. With construction of the primary structure started, it would be difficult to make modifications. There being no other citizens wishing to speak, Chair Rogers closed the public hearing.

b. Consideration and possible action on the above request for a variance from the Jonestown Code of Ordinances, Chapter 14 Zoning, Sec. 14.02.061(b) Chart 4. Setbacks, Minimum and Maximum Square Footage, and Height Restrictions for Accessory Structures is requested by Lora Rand and Ednea Fernandes to allow for construction of a 1,285 sf accessory structure for property located at 17750 W Reed Park Rd, Lot 19 Blk B Grandacres, Jonestown, TX.

Following discussion, Board member Trissell motioned to approve the variance request to allow the construction of the accessory structure to be increased from 800 sq.ft. as allowed in the Jonestown Code of Ordinances, Chapter 14 Zoning, Sec. 14.02.061(b) "Chart 4, Setbacks, Minimum and Maximum Square Footage, and Height Restrictions for Accessory Structures" to be increased to 1285 sq.ft. for property located at 17750 W Reed Park Road. The motion was passed by Board member TenEyck and passed unanimously.

Board member Trissell motioned to approve a variance from the Jonestown Code of Ordinances, Chapter 14 Zoning, Sec. 14.02.061(b) "Chart 4, Setbacks, Minimum and Maximum Square Footage, and Height Restrictions for Accessory Structures" to allow the height of the accessory structure to be 22 feet, 6 inches. The motioned was seconded by Board member Cantwell. Board members who voted to approve were Chair Rogers, Board members Cantwell, Trissell, and TenEyck. Board member Etherton voted in opposition. With 4 votes to approve, the motion passed.

D. ADJOURNMENT

A motion was made by Board member Cantwell and seconded by Board member Trissell to adjourn. Motion passed unanimously. Chair Rogers adjourned the meeting at 7:00 p.m.

PASSED AND APPROVED AT A MEETING HELD ON AUGUST 30, 2021.

Robert Rogers, Chair

ATTEST:

Rachel Austin, City Secretary

**City of Jonestown,
Texas**

AGENDA REPORT

Meeting Date: August 30, 2021

Agenda Item Number:

4

(City Secretary's Use Only)

Department: Development Services

Prepared by: Cynthia Jolly

Budgeted Amount: \$ 0

Date Prepared: August 25, 2021

Exhibits: Application

Survey/Photos

Certification of Mailing Public Notice Letters

Subject

Variance to allow current circular driveway to remain intact.

Recommendation

Consider a variance from the Jonestown Code of Ordinances Chapter 14 Zoning Code, Section 14.02.061 (h) (1) and (3), requested by Don and Gina Byers for width and slope of a driveway located at 11006 West Lake Terrace (Lot 469A Jonestown Hills Amended Plat of Lots 469 and 471), Jonestown, Tx.

Discussion

The applicant constructed a circular driveway which is 26-ft. at one entrance and 22-ft. at the other entrance located at the property line. Per city ordinances, entrances for circular driveways shall be a maximum of 15-ft. wide.

The City Building Official issued a code violation for this driveway as it does not conform with city ordinances, and it was constructed without a building permit. The applicant is requesting a variance to keep the driveway intact due to the slope of the lot and erosion conditions.

At the July 26, 2021 Board of Adjustments and Appeals meeting, Board members voted to postpone the decision until August 30th to allow City staff and the applicant to work out a compromise to address driveway width, drainage and erosion concerns.

City staff met with property owners to inspect the site and determined the current driveway as constructed helps alleviate drainage and erosion concerns.

Approval By

Signature

Date

Department Head

C. Jolly

8-26-21

City Administrator

[Signature]

8/26/21

City of Jonestown

Permit # _____

REQUEST TO BE PLACED ON THE AGENDA OF THE BOARD OF ADJUSTMENTS APPLICATION FOR CONSIDERATION OF A: VARIANCE – APPEAL – SPECIAL EXCEPTION

VARIANCE <input checked="" type="checkbox"/>	APPEAL <input type="checkbox"/>	SPECIAL EXCEPTION <input type="checkbox"/>
PROJECT INFORMATION		
Subject property street address <i>11006 Westlake Terrace Dr.</i>		Date submitted <i>4-01-21</i>
Legal Description	Subdivision <i>Jonestown Hills</i>	Section or Block <i>10/62 PRTCT</i>
		Lot Number <i>469A</i>
CONTACT INFO		
Property Owners Name <i>Don & Glyn Byers</i>	Phone Number <i>512-201-9577</i>	Email <i>DCBJR61@hotmail.com</i>
Mailing Address <i>11006 Westlake Terrace Dr.</i>	City <i>Jonestown</i>	State <i>TX</i>
		Zip <i>78645</i>
REQUEST DETAILS		
Explanation of request <i>Consideration to keep Driveway as it is now Existing due to steep incline and Erosion Conditions During heavy rains</i>		
REQUIRED ITEMS		
<input checked="" type="checkbox"/> Copy of plat or survey of subject property. <input checked="" type="checkbox"/> If application is for a variance, attach a detailed drawing of a plot plan showing location of the area of the property that will be affected by this request. <input checked="" type="checkbox"/> Appropriate check list completed and signed. <input type="checkbox"/> If application is for an appeal, state in the explanation of request above the decision of the city official and/or application/permit denial that is being appealed. Please include a copy of any applications and written correspondence from the City official that you may have. <input checked="" type="checkbox"/> All filing fees, and related fees must be paid before the request will be put on an agenda. <input checked="" type="checkbox"/> Complete attached Variance Checklist <input checked="" type="checkbox"/> Application fee \$350.00		
APPLICANTS SIGNATURE		
<i>Don Byers</i> Applicants signature	<i>Don C. Byers</i> Printed name	<i>4-01-21</i> Date

FOR CITY USE ONLY		
Reviewed and accepted for filing by:		
Name: _____	Title: _____	Date: _____
Meeting date: _____	\$350.00 Application fee paid <input type="checkbox"/>	
Action from meeting: _____		

City of Jonestown

VARIANCE CHECKLIST

YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	Is the request for a variance owing to special conditions inherent in the property itself? Example: The property has an odd shape, large trees would have to be cut to meet building requirements, hill, bluff, or creek reduces building area of the lot.
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	Is the condition unique to this property?
YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	Is this condition self-imposed or self-created?
YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	Will literal enforcement of the zoning ordinance result in unnecessary hardship? Example: Protected trees would have to be removed, minimum square footage could not be met due to terrain or shape of the lot.
YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	Will the hardship prevent any reasonable use of the property without a variance? Without the variance the property owner would be denied the use of the property.
YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	Would the granting of the variance be contrary to the public interest, or have an adverse effect on the surrounding property?
YES <input type="checkbox"/>	NO <input type="checkbox"/>	Is the request within the spirit of the zoning ordinance? <i>Not sure</i>

Comments: *The incline existing makes it difficult to make the way around drive without going off the pavement. Erosion is another issue during heavy rains. Attaching photos*

FOR CITY USE ONLY

The variance request has been reviewed for compliance using the checklist and is

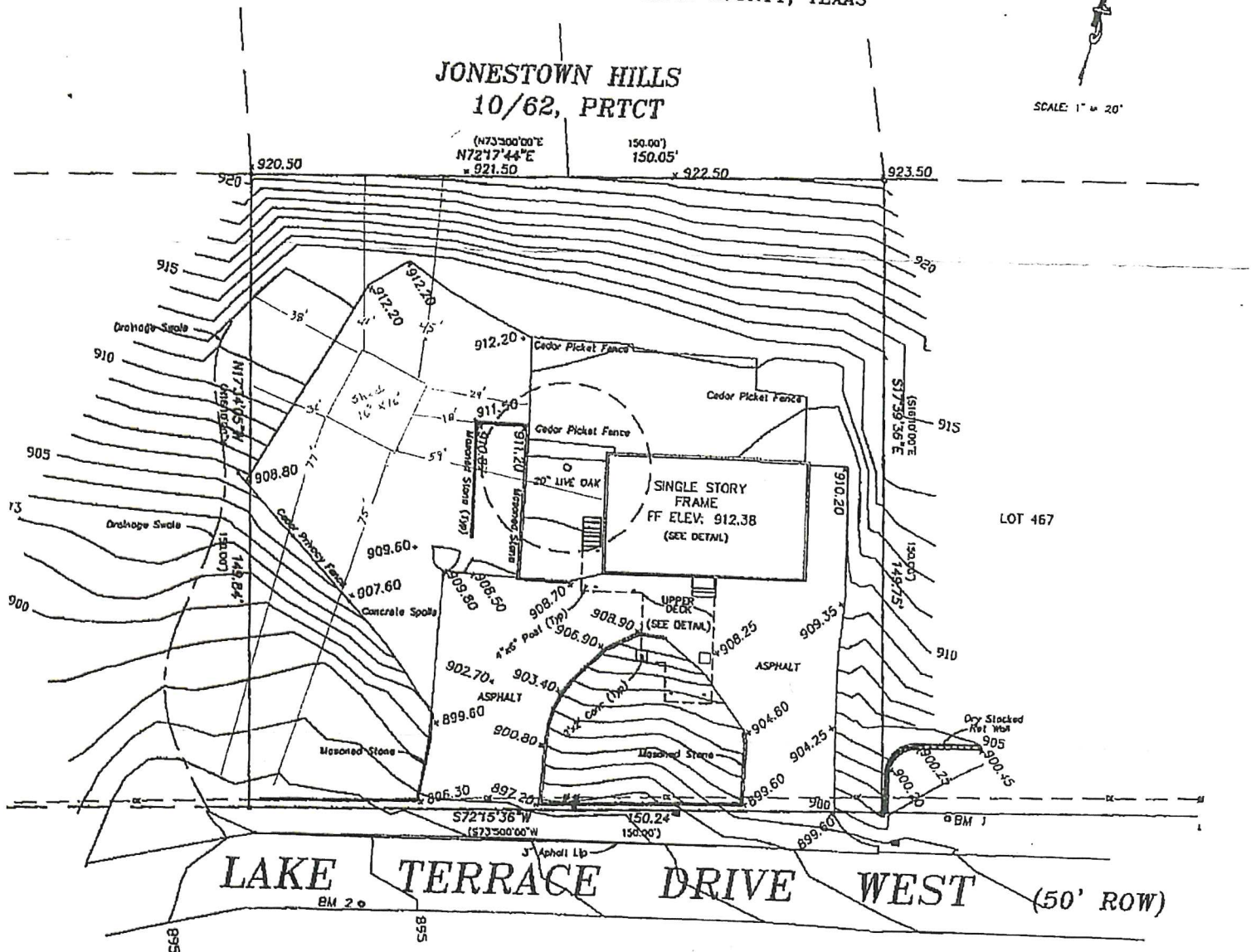
APPROVED FOR PROCESSING ☐

REJECTED FOR NON-QUALIFYING ☐

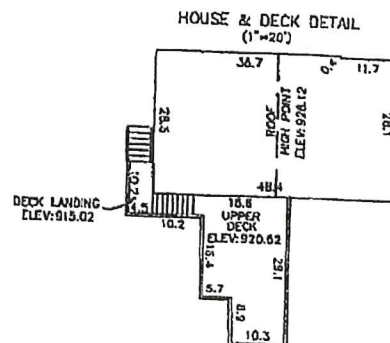
Reviewed by _____ Title _____ Date _____

ASBUILT SURVEY

EXISTING CONDITIONS - 0.5165 ACRES
 LOT 469A, AMENDED PLAT OF LOTS 469 & 471, JONESTOWN HILLS
 A SUBDIVISION OF RECORD IN DOCUMENT NO. 200800302,
 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS



JONESTOWN HILLS UNIT 3 14/3, PRCTCT



- LEGEND**
- = Iron Rod Found (1/2" Unless Noted)
 - A = GDS Rod Found
 - = Iron Rod Set (Capped, RLS)
 - Δ = Calculated Point
 - = Benchmark (BM, No.)
 - = Power/Utility Pole
 - = Guy Anchor
 - = Overhead Power
 - = Water Meter
 - = Mail Box Stand
 - UL = Building Setback Line
 - PUE = Public Utility Easement
 - = Spot Elevation
 - xxx/xxx = Volume/Page
 - () = Recorded Information
 - OPRICT = Official Public Records, Travis County, Texas
 - PRCTCT = Plat Records, Travis County, Texas
 - RPRCTCT = Real Property Records, Travis County, Texas
 - DRCTCT = Deed Records, Travis County, Texas

at (Control Pt) 15.5' +/- feet east northeast of
 NEED PLAT OF LOTS 469 AND 471, JONESTOWN

notations: 900.15'

boundary edge of pavement (Control Pt) 34.9'
 corner of Lot 469A, AMENDED PLAT OF LOTS 469
 & 471, JONESTOWN HILLS

author: BNS NW

RESTRICTIVE COVENANTS: (FROM DOCUMENT NO. 200800302, OPRICT)

THIS SUBDIVISION IS SUBJECT TO ALL THE GENERAL NOTES, RESTRICTIONS AND COVENANTS
 APPEARING ON THE PLAT OF JONESTOWN HILLS OF RECORD IN VOLUME 10, PAGE 82 OF
 THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND THOSE APPEARING ON THE AMENDED
 PLAT OF LOTS 469 & 471, JONESTOWN HILLS OF RECORD IN DOCUMENT NO. 200800302,
 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

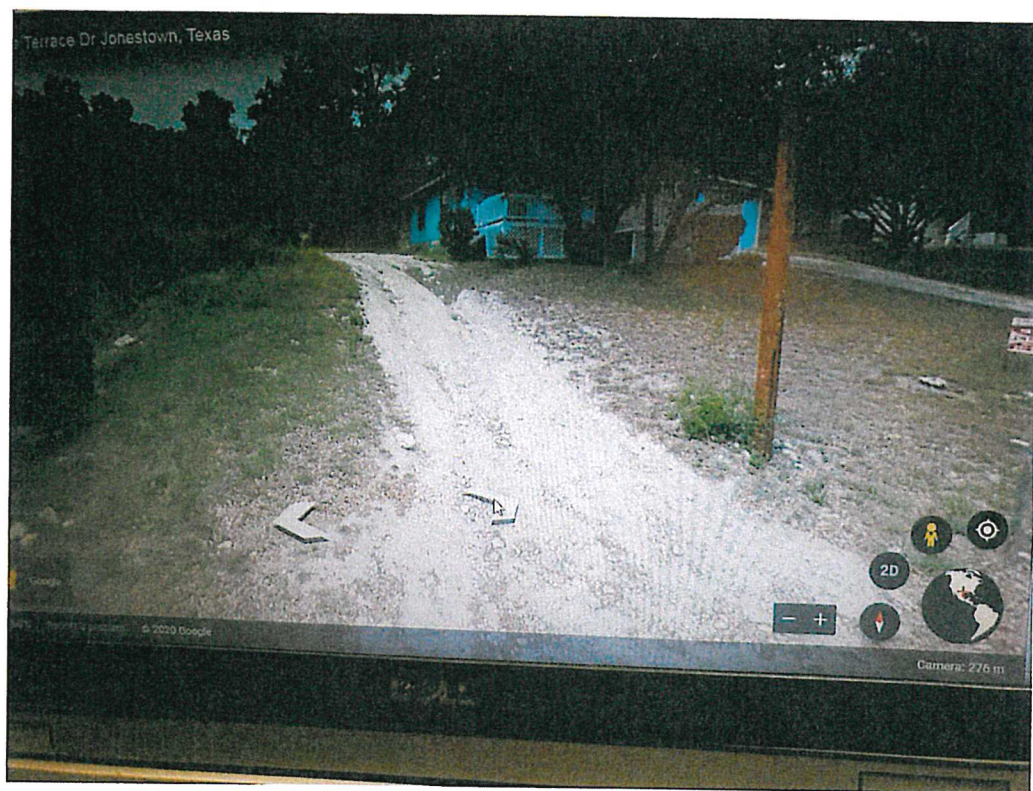
SURVEYOR'S NOTES:

The basis of the bearings shown hereon and coordinate projection used is the Texas
 State Plane Coordinate System, NAD 83, Central Zone, Lambert Conformal Conic. All
 distances shown hereon are to surface values using a combined scale factor of
 0.99998097. The elevations shown hereon were obtained from GPS static sessions and
 verified to the National Geodetic Survey (NGS) control network.











Certification of Mailing

I hereby certify that I have notified the below listed property owners of the public hearing concerning the development request described in the attached public notice. This notice is in accordance with the Local Government Code, §211.007(c) and the City of Jonestown Code of Ordinances.

Day Riley
Signature

July 13, 2021
Date of mailing

Geo ID/Parcel Number	First Name	Last Name	Legal Description	Property Address
190600305	John & Queenie	Whitmyer	Lot 468 Jonestown Hills	11011 W Lakeview Dr
190580917	Glenn N & Dale Suzanne	Gates	Lot 465A Jonestown Hills Amended Plat Of Lots 463&465	11010 W Lake Terrace Dr
190580918	Daniel	Scippa	Lot 467 Jonestown Hills	11008 W Lake Terrace Dr
190581010	Donna & Barry	Mitnick Family Trust	Lot 113 Jonestown Hills Unit 3 Plus Adj 1/2 Of Vac St	10909 Ridgeway
190580901	James G	Bacon	Lot 466 Jonestown Hills	11013 W Lakeview Dr
190580919	Gina	Valenti	Lot 469-A Jonestown Hills Amended Plat Of Lots 469 & 471	11006 W Lake Terrace Dr
190581001	Daniel Recendez Comacho &	Amanda Cerda Torres	Lot 118 Jonestown Hills Unit 3	10913 Ridgeway
190581002	Christine A	Luchini	Lot 117 Jonestown Hills Unit 3 Plus Adj 1/2 Of Vac St	11007 W Lake Terrace Dr
190600206	Gregory Joseph	Kieke	Lot 24 Blk A Jonestown Hills Unit 2	11002 W Lakeview Dr
190581007	Jonestown Water Supply Corp		Lot 110 Jonestown Hills Unit 3	11019 W Lake Terrace Dr
190581004	Christopher J & Michell	Conner	Lot 115 Jonestown Hills Unit 3 Plus Adj 1/2 Of Vac St	11011 W Lake Terrace Dr

Certification of Mailing

190581003	Wesley	Pratt	Lot 116 Jonestown Hills Unit 3 Plus Adj 1/2 Of Vac St	11009 W Lake Terrace Dr
190600207	L T & Tennie E	Rivers	Lot 23 Blk A Jonestown Hills Unit 2	10910 W Lakeview Dr
190600209	Katheryn Marie	Schmidt	Lot 19-21 Blk A Jonestown Hills Unit 2	10906 W Lakeview Dr
190600304	Aria Christyn	Campbell	Lot 470 Jonestown Hills	11009 W Lakeview Dr
190582601	Jayne	Jernigan	Lot 62 Blk A Jonestown Hills Unit 2	10912 Ridgeway
190580902	Joseph V Fiacco &	Christina Eagle	Lot 460,462&464 Jonestown Hills	11101 W Lakeview Dr

Handwritten:
 Filed
 July 13, 2021

**City of Jonestown,
Texas**

AGENDA REPORT

Meeting Date: August 30, 2021

Agenda Item Number:

5

(City Secretary's Use Only)

Department: Development Services

Prepared by: Cynthia Jolly

Budgeted Amount: \$ 0

Date Prepared: August 25, 2021

Exhibits: Travis CAD Property Search/Map
Code Enforcement Timeline/Photos

Subject

Consider evidence for ordering the repair, removal, securing, vacation and/or demolition of a substandard structure at 18304 East Lake Terrace Drive.

Recommendation

Consider the evidence of the violation of Ordinance Chapter 3, Article 3.03 Substandard Building Regulations, Sec. 3.03.034 (1-4) and Sec. 3.03.035, for ordering the repair, removal, securing, vacation, and/or demolition of the building or structures located at 18304 East Lake Terrace Drive, Lot 361 Retirement Village No. 3, Jonestown, TX 78645, owner of record for said property being STL Renaissance Properties, LLC, 16238 N Ranch Road 620 F 342, Austin, TX, 78717.

Discussion

In April 2019, STL Renaissance submitted an application to move a structure to 18304 East Lake Terrace Drive, however, no permit was issued and no fees were collected. Since this structure was moved to 18304 East Lake Terrace Drive, it has remained abandoned and unimproved. In 2020, City code enforcement efforts began to address the dilapidated structure and high weeds. To date, there has been no property owner response to code violation communications and no improvements to secure the substandard structure or manage the weeds on the property. City Code Enforcement and City Prosecutor have discussed and consider this building a nuisance to be abated by repair, rehabilitation, demolition, or removal and have followed the steps outlined in the City of Jonestown Code of Ordinances Chapter 3 Building, Article 3.03 Substandard Building Regulations. City staff searched Travis County records and contacted the Secretary of State and Independence Title Company to make a diligent effort to identify and address the owner, lienholder, and/or mortgagee related to this property address. Attached are photos and a timeline of code enforcement efforts.

Approval By

Department Head

Signature

C. Jolly

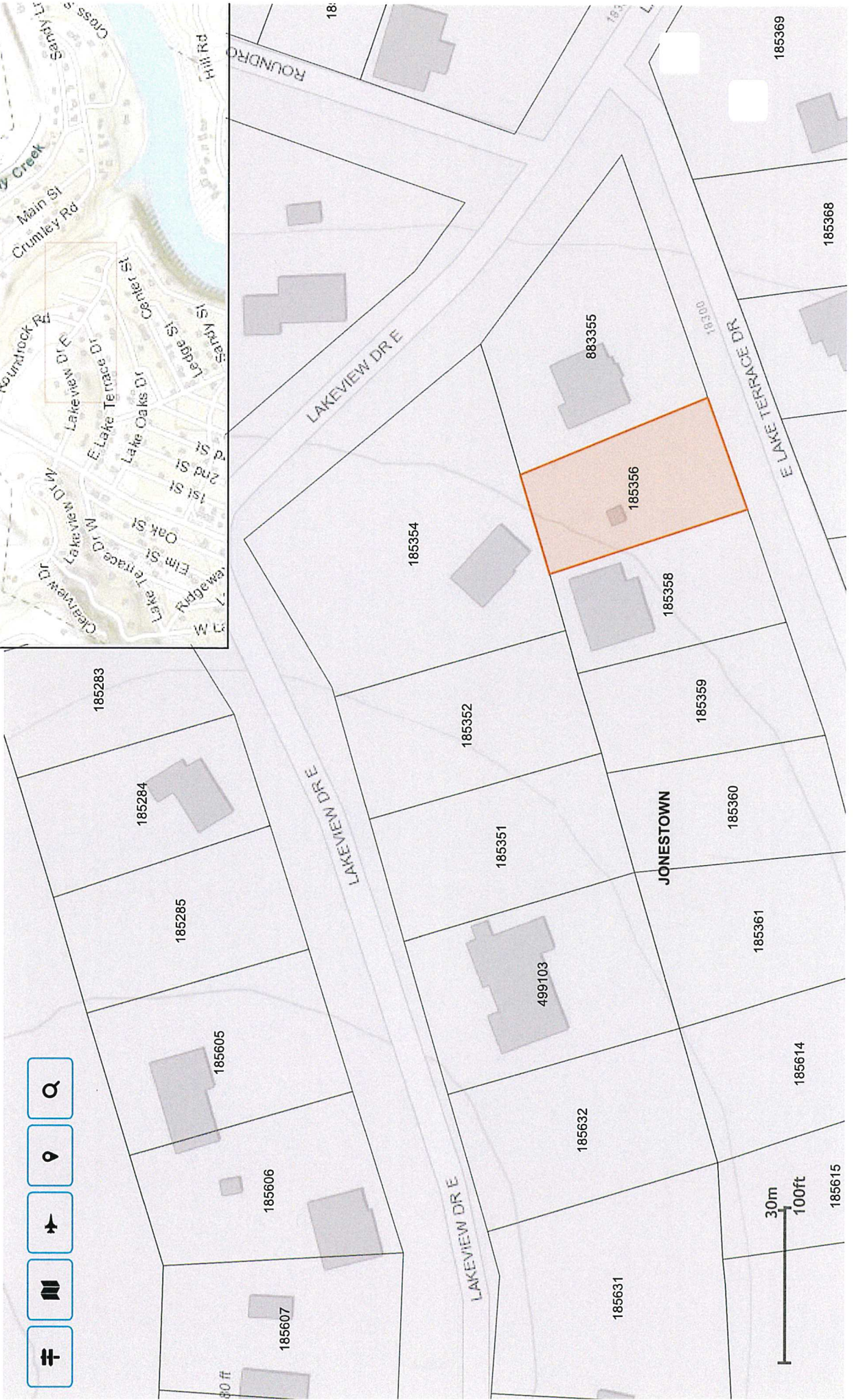
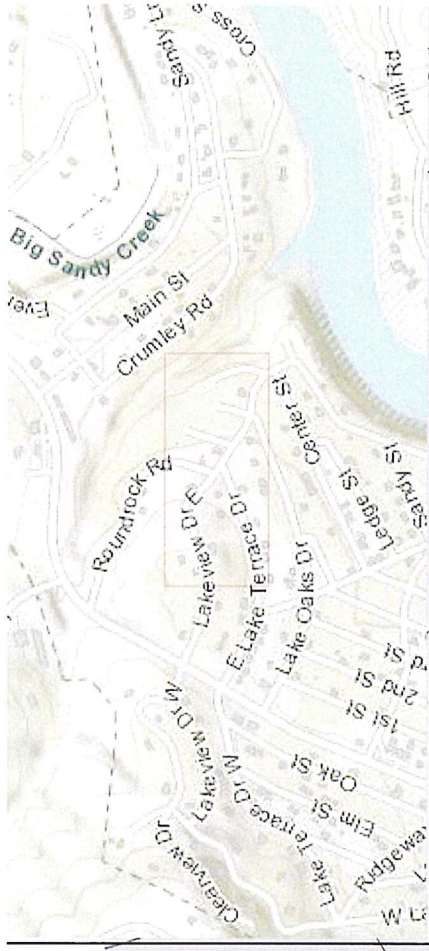
Date

8/26/21

City Administrator

[Signature]

8/26/21



Travis CAD

Property Search > 185356 STL RENAISSANCE PROPERTIES LLC Tax Year: 2021 for Year 2021

Property

Account

Property ID:	185356	Legal Description:	LOT 361 RETIREMENT VILLAGE NO 3
Geographic ID:	0190550807	Zoning:	A
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	18304 LAKE TERRACE DR TX 78645	Mapsco:	
Neighborhood:	TW183	Map ID:	019257
Neighborhood CD:	TW183		

Owner

Name:	STL RENAISSANCE PROPERTIES LLC	Owner ID:	1785008
Mailing Address:	16238 N RANCH ROAD 620 F 342 AUSTIN, TX 78717	% Ownership:	100.0000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$32,778	
(+) Land Homesite Value:	+	\$40,000	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$72,778	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$72,778	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$72,778	

Taxing Jurisdiction

Owner: STL RENAISSANCE PROPERTIES LLC
% Ownership: 100.0000000000%

Total Value: \$72,778

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
03	TRAVIS COUNTY	0.374359	\$72,778	\$72,778	\$272.45
0A	TRAVIS CENTRAL APP DIST	0.000000	\$72,778	\$72,778	\$0.00
1B	TRAVIS CO ESD NO 7	0.100000	\$72,778	\$72,778	\$72.78
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.110306	\$72,778	\$72,778	\$80.28
41	TRAVIS CO ESD NO 1	0.100000	\$72,778	\$72,778	\$72.78
50	CITY OF JONESTOWN	0.565600	\$72,778	\$72,778	\$411.63
68	AUSTIN COMM COLL DIST	0.105800	\$72,778	\$72,778	\$77.00
69	LEANDER ISD	1.418400	\$72,778	\$72,778	\$1,032.29
Total Tax Rate:		2.774465			
Taxes w/Current Exemptions:					\$2,019.21
Taxes w/o Exemptions:					\$2,019.20

Improvement / Building

Improvement #1:	1 FAM DWELLING	State Code:	A1	Living Area:	910.0 sqft	Value: \$32,778
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	R6 - *		1980	910.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.2077	9047.41	0.00	0.00	\$40,000	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	\$32,778	\$40,000	0	72,778	\$0	\$72,778
2020	\$31,774	\$30,000	0	61,774	\$0	\$61,774
2019	\$0	\$30,000	0	30,000	\$0	\$30,000
2018	\$0	\$30,000	0	30,000	\$0	\$30,000
2017	\$0	\$15,000	0	15,000	\$0	\$15,000
2016	\$140,165	\$8,000	0	148,165	\$0	\$148,165

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	11/27/2018	WD	WARRANTY DEED	PEACOCK EDWARD	STL RENAISSANCE PROPERTIES LLC			2018184249
2	5/24/1993	DV	DIVORCE	PEACOCK EDWARD	PEACOCK EDWARD			2005154779TR
3	6/14/1993	SW	SPECIAL WARRANTY DEED	PEACOCK EDWARD L & SHARON O	PEACOCK EDWARD	11959	00594	

Questions Please Call (512) 834-9317

This site requires cookies to be enabled in your browser settings.

- 8/11/2020 -Case opened, Jonny Ubelhor observed dilapidated structure and high weeds.

#1



#2



#3



#4



#5



#6



#7



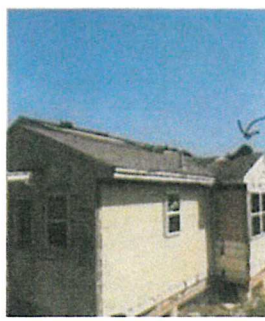
#8



#9



#10



#11



#12



- 8/11/2020 -First Violation Letter sent to STL Renaissance Properties LLC, owner listed in TCAD

CODE ENFORCEMENT
CITY OF JONESTOWN
18649 FM 1431 STE 4A
JONESTOWN TX 78645

CERTIFIED MAIL



7006 0100 0006 5525 7134



STL Renaissance Properties LLC
16238 N Ranch Road 620 F342
Austin, TX 78717

CODE ENFORCEMENT
CITY OF JONESTOWN
18649 FM 1431 STE 4A
JONESTOWN TX 78645



STL Renaissance Properties LLC
16238 N Ranch Road 620 F342
Austin, TX 78717

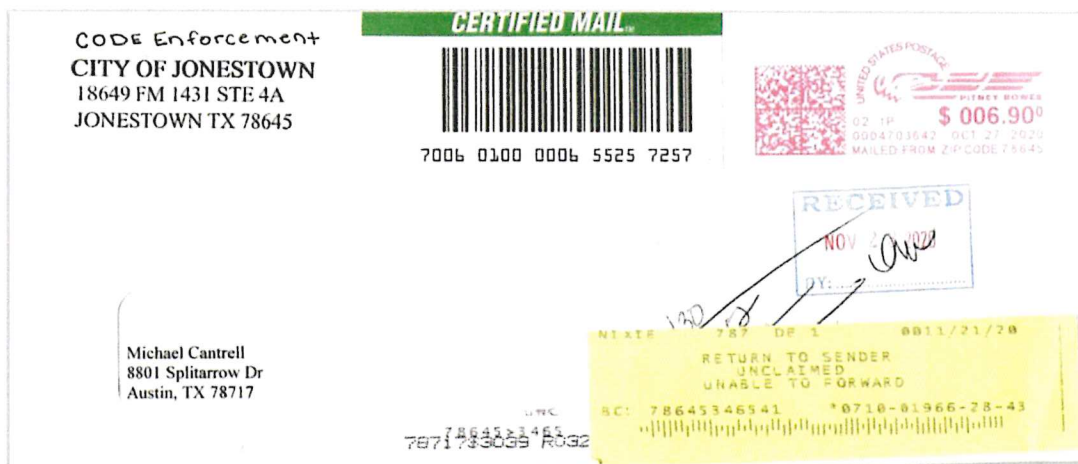
- 8/17/2020 -First Certified Violation Letter returned with signature

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>		<p>A. Signature X <i>[Signature]</i> <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to:</p> <p>STL Renaissance Properties, LLC 16238 N Ranch Road 620 F342 AUSTIN, TX 78717</p>		<p>B. Received by (Printed Name) <i>Kehogon</i></p>	<p>C. Date of Delivery <i>8/13/20</i></p>
		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below:</p>	
		<p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input checked="" type="checkbox"/> C.O.D. </p>	
<p>2. Article Number (Transfer from service label)</p>		<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	
		<p>7006 0100 0006 5525 7134</p>	
PS Form 3811, February 2004		Domestic Return Receipt 102595-02-M-1540	

- 10/27/2020 -Second Violation Letter sent to Michael Cantrell, alternative possible owner



- 12/3/2020 -Second Certified Violation Letter returned unsigned, undeliverable



SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>1. Article Addressed to:</p> <p>Michael Cantrell 8801 Splitarrow Dr Austin, TX 78717</p> <p>2. Article Number (Transfer from service label) 7006 0100 0006 5525 7257</p>		<p>A. Signature X <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type <input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

- 4/20/2021 -Jonny Ubelhor re-inspected site. No improvements made to secure structure or cut grass.
- 8/12/2021 -Completed due diligence required by *Sec. 3.03.036 Inspections and Duties of the Code Enforcement Authority (7)*. Methods of research approved by Doug Montgomery. Findings below:

Name	Mailing Address	M City	M State	M Zip
STL Renaissance Properties, LLC	16238 RR 620 N, Ste F342	Austin	TX	78717
Jordan Johnson	16238 RR 620 N, Ste F342	Austin	TX	78717
Barbara Gibson	4214 Medical Pkwy, Ste 202	Austin	TX	78756
Michael Cantrell	1010 Brooks Mill Rd	Bertram	TX	78605
Michael Cantrell	555 E. Hwy 29	Bertram	TX	78605
Michael Cantrell	8801 Splitarrow Dr	Austin	TX	78717

- 8/13/2021 -Certified and First-Class Notice of Dangerous Building/Condition of Property Letters sent to all entities found to have a possible interest/stake in the property. (*Sec. 3.03.0.37*)



OF JONESTOWN
M 1431 STE 4A
OWN TX 78645



7006 0100 0006 5525 7394



Barbara Gibson
4214 Medical Pkwy, Ste 202
Austin TX, 78756

OF JONESTOWN
FM 1431 STE 4A
TOWN TX 78645



7006 0100 0006 5525 7523



Michael Cantrell
1010 Brooks Mill Rd
Bertram TX, 78605

OF JONESTOWN
1431 STE 4A
OWN TX 78645



7006 0100 0006 5525 7530



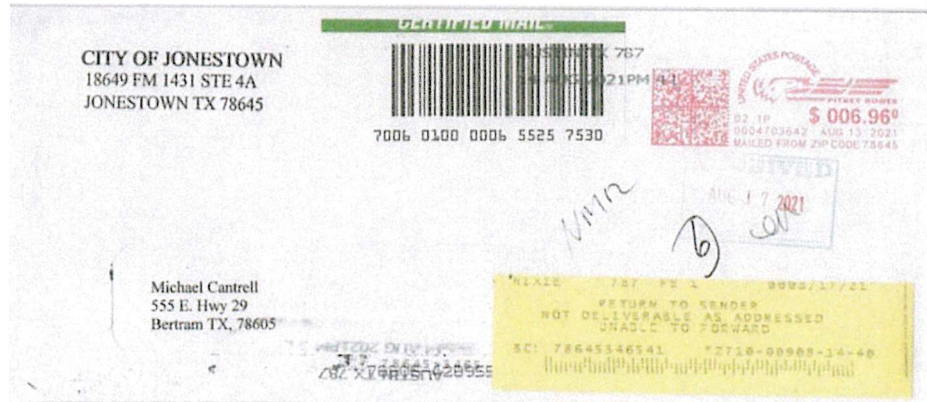
Michael Cantrell
555 E. Hwy 29
Bertram TX, 78605



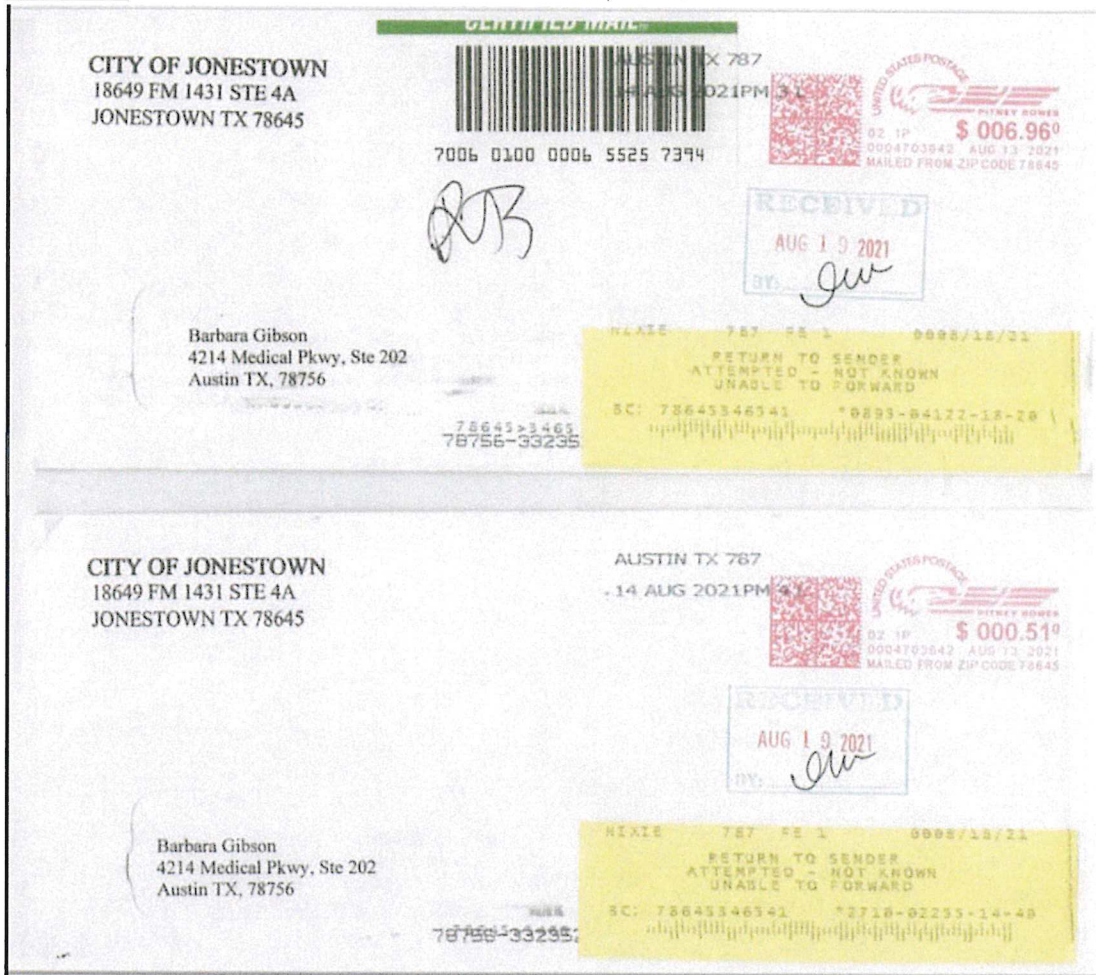
- 8/14/2021 -Notice of Dangerous Building/Condition of Property posted on the exterior of the dilapidated structure.



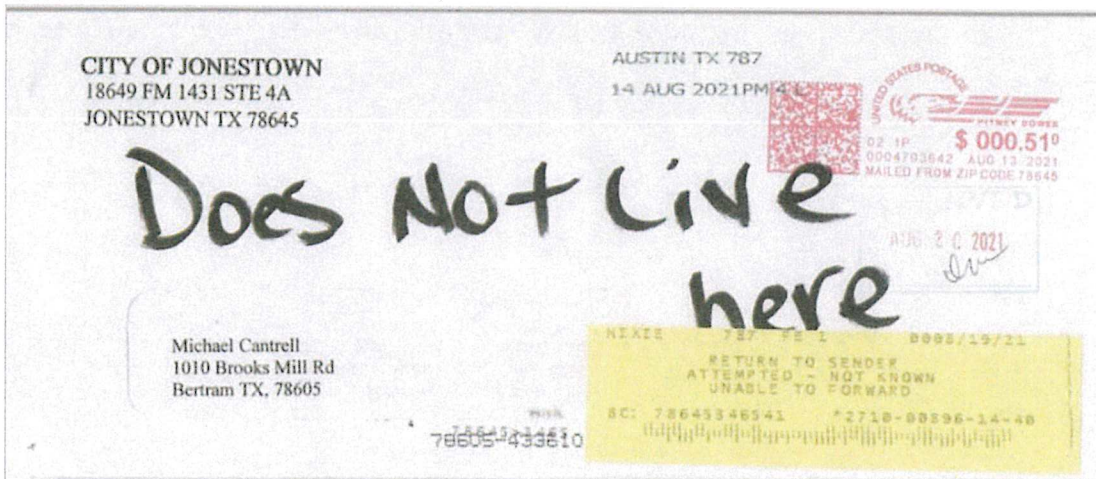
- 8/17/2021 -Certified Letter returned, undeliverable



- 8/19/2021 -Certified and First-Class Letters returned, unknown



- 8/20/2021 -First-Class Letter returned, unknown



- 8/23/2021 -Certified Letter returned, undeliverable

